

Solano Community College District  
MEASURE G CITIZENS' BOND OVERSIGHT COMMITTEE  
May 4, 2009 – 5:30 pm  
Building 1400 – Student Union – Conference Room

ADOPTED MINUTES

CALL TO ORDER

A meeting of the Measure G Citizens' Bond Oversight Committee was called to order at 5:32 pm, Monday, May 4, 2009, in the Conference Room of Building 1400, Solano Community College by Bruce DuClair, Chairperson.

Members Present:

Jesse Branch, College Foundation  
James Conlow, Construction/Trades  
Frank Crim, Construction/Trades  
Bruce DuClair, Taxpayers' Association  
Carol Landry, Business Organization  
Lillian Nelson, Student Body President

Members Absent: Betty Frank, Rozzana Verder-Aliga

Others Present:

Dr. Robert Jensen, Interim Supt/President  
David Froehlich, Director, Facilities  
Susan Rinne, Interim Director, Fiscal Services  
Ron Richards, Program Manager, Kitchell CEM  
Lester Young, Project Manager, Kitchell CEM  
Judy K. Anderson, Executive Assistant, Business Services

I. APPROVE AGENDA:

- Motion (Lillian Nelson), second (Jesse Branch) to approve the May 2 meeting agenda. Motion passed unanimously.

II. APPROVE MINUTES:

- Motion (Lillian Nelson), second (Frank Crim) to approve the March 2 meeting minutes. Motion passed unanimously.

III. BOND PROJECT UPDATE:

- Lester Young, Program Manager with Kitchell, provided an update on bond projects. As of March, projected revenue currently stands at \$146.7 million, and expenses total \$101.8 million.
- Mr. Young gave kudos to Susan Rinne and Terri Ryland (bond accountant) for working on the bond program budget to reconcile all revenue & expenditures.
- There was discussion on the Faculty/Staff Dining Room costs, and if the cost can be separated from the rest of Bldg. 1400 because it's an addition to the existing facility. It has to be determined what's actually in the contract document: if it was split out in the bid, whether the payment schedule has an

expense percentage on it, etc. A copy of it will be located and forwarded via email to the CBOC and ASSC for information.

- Lillian Nelson noted various spelling and punctuation errors in the report—corrections will be made.
- Dave Froehlich reported that the Vacaville Center is moving along, despite its delay due to weather conditions and the City of Vacaville's changes to drawings for permits, etc. The projected completion date is February, 2010. The contractor is erecting steel and pouring slabs.
- The City's changes are primarily with entrance design, i.e., curbs, landscaping. These are off-site improvements only—there is no problem with the building.
- Mr. Froehlich reported that:
  - Bldg. 100 Interim Remodel bid went well—it was only \$12,000 over the architect's estimate. The asbestos abatement is complete. The project should start next month.
  - Bldg. 1400 dining room will be complete by graduation. Most of the work remaining is "finishes." The contractor is working on the temporary space occupied by the bookstore.

*By a motion, seconded, and approved unanimously to tour the Bookstore at this time due to the remodeled Bookstore's earlier closing hour, before proceeding with the remainder of the meeting.*

- The Sports Complex-Phase I cost overrun is primarily due to accepting all the bid alternates in the project. The bond program reserve will help offset this expense.
- The Bond Steering Committee is still considering the sports field restroom project. An estimated cost of \$700,000 was received for a very basic men's and women's restroom having two stalls each; however, there was also a plan to include field storage space. Water & sewer lines are already in place.
- The Gymnasium, Bldg. 1700A, is at the punch list phase.
- The Theater, Bldg. 1200, is complete with its design phase. There was discussion about the theater and its problems with stage doors and bats. It's a health & safety issue.
- Dr. Jensen explained the college is going to pursue State building bonds to help fund renovation. Those facilities that have "high" enrollment and meet the State utilization standards are eligible for funding. The only project at Solano that was State-funded was the Child Care Center. The college must start participating in securing the State funds—our tax dollars are going to other districts. It's even more crucial because there isn't enough Measure G dollars. For example, although the Library plays a major role in the institution, its upgrade is more "cosmetic" than substantive technology-related upgrades.
- The staff is going to research our space utilization standards: lecture, lab, and office space. The two off-campus centers will be "stand-alone," meaning both will have their own cost centers. With future bond measure funding very difficult to get in this economic climate, it's important to have the centers functioning independently because this enables them to become eligible for State funding on their own.
- Dr. Jensen explained that once the State recognizes a facility as a Center, it receives a \$1 million annually for operations.
- Bruce DuClair asked if administrative costs will rise. Dr. Jensen replied that no, we're not going to have College Presidents at each one, etc. The plan is to track

enrollment and expenses because presently all revenue & expenses are put into one pot, and we don't have a clear picture of how the centers are doing.

- There was an explanation of the Vacaville Center Project and Bldg. 100-Library Project. The Measure G Bond Steering Committee, comprised of senior management including the Supt/President and Kitchell staff, meet twice monthly on the bond program. At some point the Bldg. 100-Library budget was cut from \$14 million to \$5 million. This was due to the College deciding to pursue State building funds. However, Dr. Jensen said that until the State funding is confirmed, Bldg. 100's budget shouldn't get reduced if State funding does not come through.
- Dr. Jensen further advised that the CBOC should be informed of all major program scope changes such as Bldg. 100. He advised that we should keep a better historical paper trail on when and why a project gets changed, added, and deleted.
- Ms. Nelson commented that relative to ADA compliance issues and push-button doors on the buildings and given that 10% of the student population is disabled, what is the requirement. Mr. Froehlich replied that the push-button devices are not ADA-required, only door width and accessed by a specified amount of pressure. It also depends on what the architect and building committee spec'd out. The college has put in push-button doors because of its disabled population—it's almost an expectation. Dave added that he could evaluate how many could feasibly be installed after-market because the cost varies greatly.

#### IV. CAMPUS ELECTRICAL SYSTEM UPDATE

- Dave Froehlich reported that on the March 23 the college had another campus-wide power outage. PG&E quickly responded and determined it's a campus issue similar to the January outage. Wulff Electric, a local contractor, assessed the situation and by 10:30 pm that evening, the diagnosis was made and two generators were brought in. Over the next four days, new high-voltage lines were put in underground.
- The January power outage costs were 100% reimbursed by insurance—no Measure G monies were used. The college submitted another claim for the March power outage, and we're waiting to hear from the adjuster.
- Dr. Jensen further reported the college doesn't have a back-up phone system so it's exploring back-up plans, such as a generator for MIS, the tech center, so registration and communications, etc. can continue.

#### V. BOARD SUBCOMMITTEE TO RECOMMEND APPOINTMENT TO VACANT SEAT:

- Dr. Jensen announced that the Board subcommittee has met to recommend an appointee to the CBOC. The individual's name is on the May 6 board agenda. The Board is seeking a representative from a civic/professional organization, preferably from the Benicia area of the county.
- Carol Landry made the comment that the Measure G website needs updating.
- Jim Conlow asked Judy Anderson to email the members when a vacancy exists so that members can solicit and recruit from the community. Ms. Anderson will send a list of current members, expiration dates, and geographic location.

- Dr. Jensen provided the following update:
  - New Supt/President Jowel Laguerre, Ph.D. will start July 1.
  - Accreditation visit occurred on April 27. Five-member team spent the day interviewing staff. The team will issue a report to the ACCJC, and the Commission will determine in early June whether Solano College will be removed from show cause sanction.
  - The District has deficit comprised of one-time and ongoing costs, currently totals \$1.75 million.
  - The District is restructuring and reprioritizing. All vacant positions were swept. There are no layoffs planned at this point.
  - The college will have a balanced budget—our expenditures will match our revenue.
  - Negotiations are ongoing.
  - Enrollment growth is projected for summer and fall.
  - The college hopes to have a new Vice President of Business Services by July/August, 2009.

VI. ITEMS/ISSUES FOR NEXT AGENDA:

- A membership list w/ area/group represented and term expiration date.

VII. ADJOURNMENT

- The meeting was adjourned at 7:25 pm.

jka